



355/183 City Road Southbank VIC 3006

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\$695

Date available: 4 March 2022

[Book Inspection](#)

## CITY TOWER SOUTHBANK - Under Application - 2 Bed , 2 Bath , 2 Car Park + Storage Cage

Elevated on the 35th floor, this clean lined sub penthouse apartment is a special place.

With views extending over more than half of Melbourne, wake up as the air balloons pass your bedroom, and on the rare (and very special) occasion, wake above the clouds. Enjoy breakfast outside looking over the Botanic gardens, lunch looking towards Albert Park Lake, and friends come around for a BBQ dinner on the terrace as the city lights come alive around you. Walk to everything - South Melbourne Markets, Casino, CBD, Botanic Gardens, Albert Park, the Arts precinct, Rod Laver, MCG - It's all walk from here.

The building also contains a swimming pool, Gym & Tennis Court (L6), secure mail room, and onsite concierge.

Apartment features Include:

2 bedrooms

2 bathrooms

Ducted A/C x 3

Miele Kitchen Appliances

Marble benchtops in the kitchen and bathroom

Over bonnet storage x 1

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High ceilings, floor to ceiling glass

Large Terrace for outside entertainment

2 separate Car Spaces (not tandem) and Street Parking Permit for 1 vehicle (Area 12)

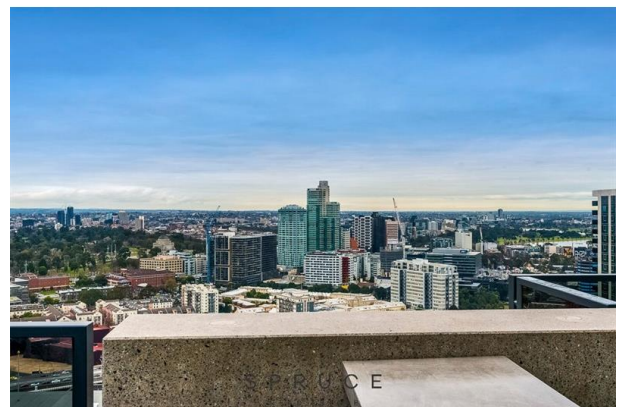
Carparks - 7014 and 355C (not on title but understanding in place with owner to use 355C but 355C owner use 205A (on title) in building 173)

\*\*\* 6 month fixed term only and then month to month \*\*\*

**\*\*HOW TO INSPECT THIS PROPERTY\*\*** Arranging an inspection is easy. Simply click on the "Book an inspection" button for this rental property and choose your preferred day/time then enter your contact details. By registering, you will be provided with any updates, changes or cancellations for your inspection. Registering for the inspection is mandatory and you **MUST** confirm your appointment 2 hours before otherwise the inspection may be cancelled. **\*\*For guaranteed access, please arrive at the inspection at the allocated start time, any later and access is not guaranteed.\*\*** **PHOTO ID MUST BE PROVIDED BEFORE ENTRY AT THE PROPERTY.**

**\*\*As per VIC government guidelines, it is mandatory for every individual person to QR scan into each property. Please note, you must be fully vaccinated and provide evidence to the agent or you will be denied access if you do not adhere to government mandates. If you are unable/adverse in providing vaccination evidence, please contact [leasing@sprucere.com.au](mailto:leasing@sprucere.com.au) \*\***

# Gallery







CHECK-IN  
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Spruce Real Estate  
U 355 183 City Rd SOUTHBANK  
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Location code DGB PF8

1



Use your phone to  
scan the code

2



Enter your first name  
and phone number

3



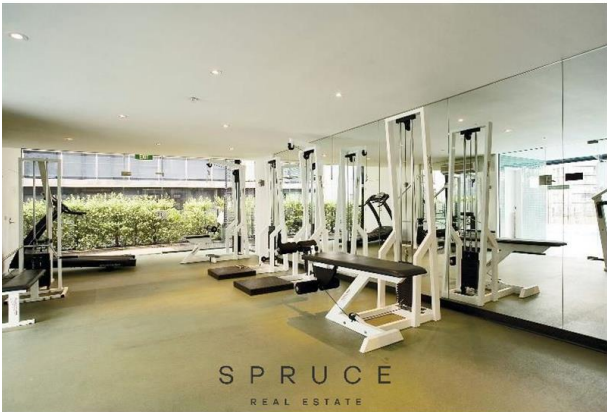
Look for the light  
to see the code is

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Download the Spruce Real Estate app on your phone to check in.  
Open the app and enter **DGB PF8**

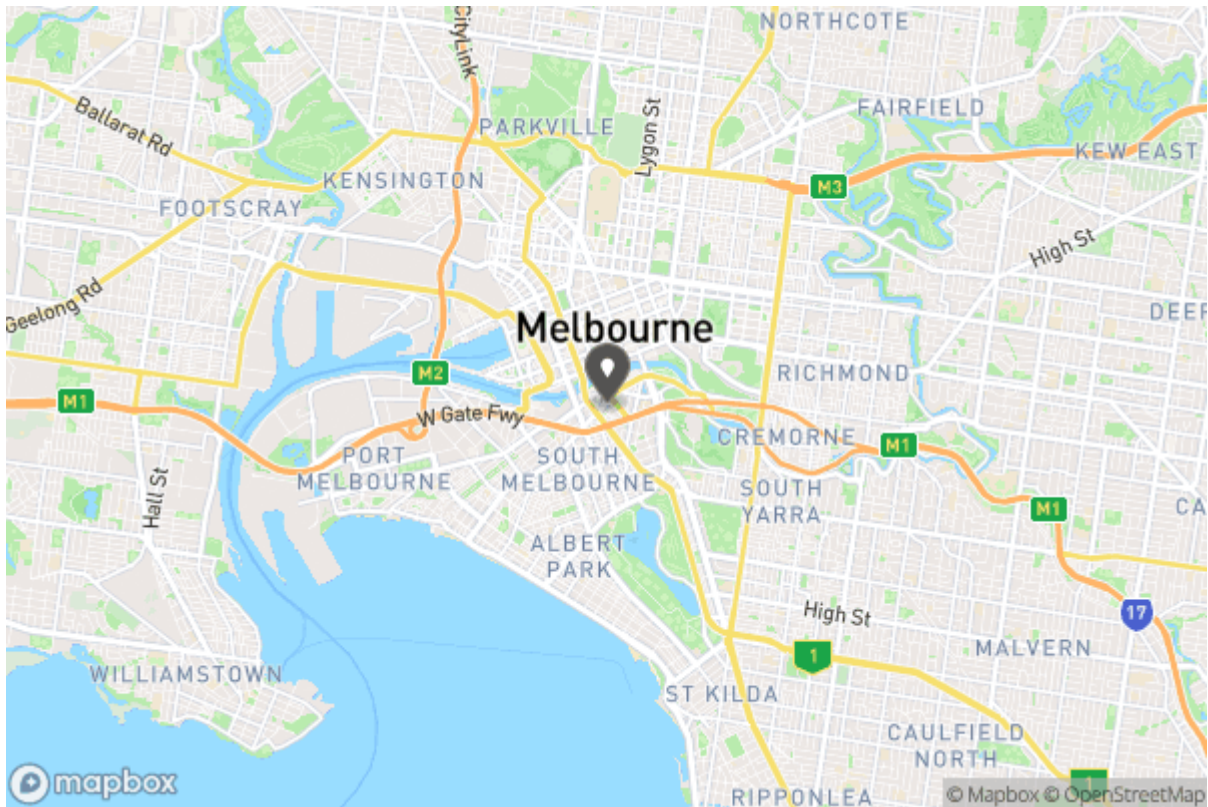
 **Available on the App Store**

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# Location Map







Don't forget to  
confirm your  
inspection by  
SMS or email

## Leasing Department

leasing@sprucere.com.au

1300 792 701

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## Why Book with Spruce Real Estate

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](https://2apply.com.au/Property?agentID=PM-SPRUCE&uniqueID=ae270024259d41aa8b77ec4df1235c13)

<https://2apply.com.au/Property?agentID=PM-SPRUCE&uniqueID=ae270024259d41aa8b77ec4df1235c13>